Item No.	Application No. and Parish	8/13 Week Date	Proposal, Location and Applicant
(2)	17/03233/LBC Newbury Town Council	8 th June 2018	Newbury Manor Hotel, London Road, Newbury, West Berkshire Section 73 - Application for variation of
			Condition (2) Approved Plans of Planning Permission 17/01172/LBC.
			SCP Newbury Manor Ltd

To view the plans and drawings relating to this application click the following link: http://planning.westberks.gov.uk/rpp/index.asp?caseref=17/03233/LBC

Ward Member(s): Councillor J Beck

Councillor D Goff

Reason for Committee

determination:

Councillor Beck has called the application to Committee should the application be recommended for approval.

Committee Site Visit: 31st May 2018.

Recommendation.

The Head of Development and Planning be authorised

to GRANT planning permission.

Contact Officer Details

Name: Mr. Matthew Shepherd

Job Title:Planning OfficerTel No:(01635) 519111

E-mail Address: Matthew. Shepherd@westberks.gov.uk

1. Relevant Site History

- 1.1. 01/2511/FUL. Proposed extension and alterations to existing hotel to provide additional bedrooms and function room. Withdrawn 17.06.2002
- 1.2. 01/02514/LBC. Proposed bedroom extension and function room. Withdrawn 24.06.2002
- 1.3. 02/02208/FULMAJ. Proposed extension and alterations to existing hotel to provide additional bedrooms and function room. Plus change of use of additional land to car park. Withdrawn 20.01.2003.
- 1.4. 02/02222/LBC. Proposed extension and alterations to existing hotel to provide additional land to car parking. Withdrawn 20.01.2003
- 1.5. 03/00062/FULLMAJ. Proposed extension and alterations to existing Hotel to provide additional bedrooms and function room and ancillary parking. Approved 05.08.2004
- 1.6. 03/00075/LBC. Proposed bedroom extension and function room. Approved 23.04.2003.
- 1.7. 06/02011/FUL. Retrospective- New timber deck and balustrade to riverside restaurant. Refused, 31.10.2006
- 1.8. 06/02012/LBC2. Retrospective- New timber deck and balustrade to riverside restaurant. Refused. 31.10.2006
- 1.9. 06/02812/FUL. New timber deck and balustrade to riverside bar. Approved 15.02.2007
- 1.10. 06/02813/LBC2. New timber deck and balustrade. Approved 15.02.2007
- 1.11. 10/02937/FUL. Retrospective- Single storey extension to existing function room. Approved 12.04.2011
- 1.12. 10/02938/LBC. Single storey extension to existing function room. Approved 12.04.201
- 1.13. 15/00991/FUL. Removal of single storey 70's flat roofed building attached to the original watermill and blacksmiths. Withdrawn 02.07.2015.
- 1.14. 15/00991FUL. Removal of the single storey70's flat roofed building attached to the original watermill and blacksmiths brick building and the construction of a new flat roof Oak framed building to replace the building removed. The extent of the proposed new building is to extend in to the lagoon. Withdrawn 02.07.2015
- 1.15. 15/00992/LBC. Removal of the single storey70's flat roofed building attached to the original watermill and blacksmiths brick building and the construction of a new flat roof Oak framed building to replace the building removed. The extent of the proposed new building is to extend in to the lagoon. Withdrawn 02.07.2015
- 1.16. 16/01171/FUL. Two storey rear extension to hotel following removal of conservatory and outbuildings 912 net additional rooms); elevational improvements; internal alterations; permeable paving of car park. Approved 07/10/2016
- 1.17. 16/01172/LBC2. Two storey rear extension to hotel following removal of conservatory and outbuildings 912 net additional rooms); elevational improvements; internal alterations; permeable paving of car park. Approved 07/10/2016.

- 1.18. 16/002902/FUL. Extension of hotel cottage to create hotel restaurant with outdoor seating terrace. Withdrawn 07.03.2017.
- 1.19. 16/002903/LBC2. Extension of hotel cottage to create hotel restaurant with outdoor seating terrace. Withdrawn 07.03.2017.
- 1.20. 17/00865/COND. Approval of details reserved by condition 3: Removal of spoil, 4: Construction Method Statement, 8: Landscape Management plan, 9: Arboricultural watching brief, of planning permission 16/01171/FUL Two storey rear extension to hotel following removal of conservatory and outbuildings (12 net additional rooms); elevational improvements; internal alterations; permeable paving of car park. Spilt decision 23.06.2017.
- 1.21. 17/00866/COND. Approval of details reserved by Conditions 3: Schedule of materials and 6: Windows/doors, of planning permission 16/01172/LBC Two storey rear extension to hotel following removal of conservatory and outbuildings (12 net additional rooms); elevational improvements; internal alterations; permeable paving of car park. Approved 30.08.2017
- 1.22. Full planning history available on file.

2. Publicity of Application

2.1. This application was advertised by way of neighbour notification letters which required responses by the 25th December 2017 and by way of Site Notice which expired on 10th January 2018.

3. Consultations and Representations

Consultations

Newbury Town	Objection. These five applications refer to three cases, for conversion
Council	of Mill Waters Cottages to a restaurant, for the modification of a previously approved extension to the hotel to provide 15 additional rooms, and for a plant room and substation for the hotel. We consider that the three cases together raise many issues which should be considered for hotel and restaurant as a whole, and have not been adequately addressed in the five applications:-
	 access and egress from the site for the expected traffic volume; combined parking capacity on the site for the hotel and restaurant; the effects of cooking odours, noise from diners, and light pollution from the proposed restaurant on the residents of the closely adjoining Two Rivers Way; the effect on wildlife in the River Lambourn and Kennet & Avon Canal, which should be assessed at the appropriate time of year; flooding risk arising from the building extensions and tarmacking of
	the proposed new parking space; 6) the noise from deliveries to the proposed restaurant; 7) the proposed landscaping, tree removal, and arboricultural measures. We therefore recommend that all the five applications should be called in and considered as a single whole by the Western Area Planning Committee.
Conservation	The changes include various minor amendments to the external elevations which do not impact the significance of the Grade II listed building. For this reason I have no objections. However, any consent should ensure that the development is carried out in accordance with conditions approved under previous condition discharge applications. No objections subject to conditions.

Newbury Society

The Newbury Society objects to this application and the four other linked applications for the Newbury Manor Hotel. While we would wish this business to succeed, we have concerns about the current plans which need to be addressed before any approvals can be considered.

Consultation

We have serious concerns about the quality of consultation with these proposals. For this plan, the summary provided in the short description conveys no meaning to the public. And even when the wording of "condition 2" itself is tracked down, it provides no information at all about what is proposed. The effect is to veil the nature of the application.

In addition, the deadline for the 14 days' consultation announced in the public notice in the *Newbury Weekly News* was December 28, between Christmas and New Year. Such deadlines undermine the nature of "consultation." We would suggest that for all future planning applications, the period from Christmas Eve to New Year's Day should not be taken into account in dealing with the related dates, i.e. the nine days should be added on to all relevant dates. In such consultations it should be made clear that e.g. two weeks from Dec 14 should lead not to Dec 28, but to Jan 6.

Urbanisation

The planning history shows the piecemeal expansion of buildings on the "Newbury Manor" site since the 1980s, which combine with recent applications to create a substantial increase in the total footprint of the buildings.

This is a marked and progressive urbanisation of an area which retains some rural characteristics and helps to provide a break in the continual urbanisation along the A4 from Newbury to Thatcham. The change in character also removes some of this site's attractions as the setting for a hotel. The current plans for the hotel even include an expansion on extensions already approved, but not yet built. The additional parking required for the cumulative alterations, including the "15 net additional rooms" in this "variation" is another negative factor increasing the urbanisation and detrimental to the character of this area.

History/ Archaeology

The Newbury Manor Hotel was formerly known as Millwaters, and before that formed part of Ham Mills. There were two sets of mills at Ham Mills: one, on the Lambourn, as part of this site; the other, adjacent, on the Kennet. Part of the hotel was originally the miller's house (known for a time as 'The Cedars'). Historically, it was not in Newbury and was not a Manor House.

Although we recognise that the main house (the former mill house, listed as "Millwaters") has already been compromised by previous alterations, we would ask for a record of this listed building (including a photographic record, externally and internally) to be taken before further work begins.

Archaeology	If the council is minded to approve this application, we would ask for any work which involves cutting into the site to be covered by an archaeological condition: preferably for sample trenches; but at the very least, requiring a watching brief. This is essential because many of the mill sites in the Newbury area are the sites of Domesday mills, and some even go back to the Early Medieval (i.e. Anglo-Saxon) period. As such, they have strong archaeological potential. In addition, in the Tudor period many of the local mills were fulling mills, processing cloth. The two sets of mills on the Ham Mills site, although now in Newbury, have a complex history on the borders of the parishes of Speen and Thatcham. This has meant that they are so far poorly documented. However there are C15th and C16th century references to a fulling mill at the extreme east end of Speen which could refer to this site.
Archaeology	No objections to the variation
Historic England	No comment
National Amenity Societies	No response received as of 21st May 2018.

4. Representations

4.1. No letters of representation have been received by the council.

5. Planning Policy Considerations

- 5.1. The statutory development plan comprises:
 - West Berkshire Core Strategy (2006-2026)
 - Housing Site Allocations DPD
 - West Berkshire District Local Plan 1991-2006 (Saved Policies 2007)
 - Replacement Minerals Local Plan for Berkshire (2001)
 - Waste Local Plan for Berkshire (1998)
- 5.2. The following policies from the West Berkshire Core Strategy are relevant to this application:
 - Area Delivery Plan Policy 1: Spatial Strategy
 - Area Delivery Plan Policy 2: Newbury
 - CS 14: Design Principles
 - CS 18: Green Infrastructure
 - CS 19: Historic Environment and Landscape Character
- 5.3. The West Berkshire Core Strategy replaced a number of Planning Polices in the West Berkshire District Local Plan 1991-2006 Saved Policies 2007. However the following Policies remain in place until they are replaced by development plan documents and should be given due weight according to their degree of consistency with the National Planning Policy Framework:
 - TRANS1: Meeting the Transport Needs of New development.
 - OVS5: Environmental Nuisance and Pollution Control.
 - OVS.6: Noise Pollution

- 5.4. The following Housing Site Allocations Development Plan document policies carry full weight and are relevant to this application:
 - C1: Location of New Housing in the Countryside
 - P1: Residential Parking for New Development
- 5.5. Other material considerations for this application include:
 - The National Planning Policy Framework (March 2012) (NPPF)
 - Planning Practice Guidance (PPG)
 - Quality Design Supplementary Planning Document (SPD)

6. Proposal

6.1. The application seeks to vary a previously approved application referenced 16/01172/LBC under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990. This section allows for permission to be varied to give greater levels of flexibility in planning. This application proposed to vary condition (2) of the previous application, namely to vary the approved plans of the previous application. This application revises drawings so that they show the same footprint for the two storey rear extension but with amendments being internal alterations to the modern part of the hotel to provide 15 net additional rooms. This is instead of the 12 net rooms recently approved.

7. **Determining issues:**

- The Impact on the Character and Appearance of the Area and Listed Building;
- The Assessment of Sustainable Development;
- Community Infrastructure Levy; and

8. The Impact on the Character and Appearance of the Area and Listed Building

- 8.1. The National Planning Policy Framework states that in determining planning applications, local planning authorities should take account of the desirability of new development making a positive contribution to local character and distinctiveness. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to its conservation.
- 8.2. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm or loss of a Grade II listed building should be exceptional.
- 8.3. The National Planning Policy Framework further adds that, local planning authorities should look for opportunities for new development within conservation areas and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.
- 8.4. Planning Policy CS14 states how developments should conserve and enhance the historic and cultural assets of West Berkshire, CS 19 of the West Berkshire Core Strategy seeks to ensure that development results in the conservation, and where appropriate, enhancement of heritage assets and their settings.
- 8.5. The changes include various minor amendments to the external elevations which do not impact the significance of the Grade II listed building. For this reason the Conservation Officer and the Case Officer raise have no objection to the design. It is largely similar to that of the previously approved hotel extension (16/01171/FUL). The design previously was

- considered acceptable, as it is now. To ensure the design is high quality conditions have been recommended by the Conservation Officer.
- 8.6. In light of the above the case officer does not feel that the proposal would harm the setting of this Grade II listed building or the Conservation area, the Conservation Officer is in agreement with this assessment. Conditions have been recommended should approval be given.
- 8.7. Although objection has been received from the Newbury Society this objection was not originally submitted during the course of the initial planning application 17/01172/LBC. The Archaeology Officer has raised no objection to the proposed development and the case officer feels given the minimal incursions into the ground requiring an archaeology condition would be unreasonably and overly onerous. The Conservation Officer and Case Officer has reviewed the variations to the plans and finds that the development does not harm the listed building or the setting of the building. Although the Newbury Society's objection is acknowledged refusal on the grounds objected to are considered untenable due to the permission already granted and the minor variations contained within this application.
- 8.8. It is considered, subject to conditions, that the proposed development would not adversely affect the character and appearance of the area in accordance with the provisions of Core Strategy policies ADPP1, ADPP2, CS14, CS19 and the NPPF.

9. The Assessment of Sustainable Development

- 9.1. The NPPF has introduced a presumption in favour of sustainable development, which paragraph 197 advises should be applied in assessing and determining development proposals. The NPPF identifies three dimensions to sustainable development: economic, social and environmental.
- 9.2. Being a proposed extension to a hotel the scheme has economic considerations by promoting the commercial ability of the site and hotel in addition to the immediate construction period benefits. The Environmental considerations have been assessed in terms of design, amenity and impact on the area. Social considerations overlap those of the environmental in terms of amenity. Having assessed the application in terms of design, impact on the area and impact on neighbouring amenity the development is considered sustainable development

10. Community Infrastructure Levy (CIL)

10.1. Under the Community Infrastructure Levy Charging Schedule adopted by West Berkshire Council and the government Community Infrastructure Levy Regulations the proposal for the extension to the Hotel incurs no CIL charge under the adopted local charging schedule.

11. Conclusion

- 11.1. The application site is an established hotel site which is subject to previous extant permissions and other pending permissions. The various to condition two does not raise concerns in regards to the Grade II listed building or its setting.
- 11.2. The proposal considered within this application for the erection of a Plant Room and Substation at Newbury Manor Hotel are considered in accordance with National Planning Policy Framework (March 2012) and policies ADPP1, ADPP2, CS14, CS18 and CS19 of the West Berkshire Core Strategy (2006-2026). In addition to these the proposal is in line with supplementary planning guidance Quality Design (June 2006).

12. Recommendation

The Head of Development and Planning be authorised to GRANT Planning Permission subject to the following conditions:

1. Commencement date 3 Years from previous approval

The development hereby permitted shall be begun before the expiration of three years (29th April 2019) from the date of the initial permission 16/01171/FUL which was given on the 29th April 2016.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. Approved Plans

This listed building consent relates only to work described on the drawings/and/or/in the documents identified below:

Drawing title "Proposed Elevations (Sheet 1 of 2)" Drawing number P-03.01 -. Date stamped 27th November 2017.

Drawing title "Proposed Elevations (Sheet 2 of 2)". Drawing number P-03.02-. Date stamped 27th November 2017.

Drawing title "Ground Floor Plan". Drawing number P-02.01-. Date stamped 27th November 2017.

Drawing title "First Floor Plan". Drawing number P-02.02-. Date stamped 27th November 2017.

Drawing title "Second Floor Plan". Drawing number P-02.03-. Date stamped 27th November 2017.

Drawing title "Roof Plan". Drawing number P-02.04-. Date stamped 27th November 2017.

Drawing title "Hotel Extension Surface Water Drainage Strategy". Drawing no. 36034/4001/002 Rev B. Date received 01/09/2016

Drawing title "Proposed Site Plan". Drawing number 01. Date received 16/05/2016

Drawing title "Ground Floor Plan Demolition". Drawing number J-284_DD_P2_A21_00. Date received 16/05/2016

Drawing title "Sections". Drawing number J-284_DD_P2_A21_06. Date received 16/05/2016

No work shall be carried out other than in accordance with the above drawings and documents.

Reason: To clarify what has been approved under this consent in order to protect the special architectural or historic interest of the building.

3. Materials

Materials to be used externally shall be as approved under application 17/00866/COND1, which were set out in the email from Dennis Smith sent on the 21st August):

Facing Brick
Manufacturer - Imperial Bricks
Range - Reclamation Shire Blend.

Roof Tiles Manufacturer - Dreadnought Range - Smooth Red

Reason: To protect the special architectural or historic interest of the building. This condition is imposed in accordance with the National Planning Policy Framework (March 2012) and Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026).

4. Details of windows and Glazing/external doors

Details of all new windows/areas of glazing/external doors shall be as approved under application 17/00866/COND1 as shown on drawing numbers C.001 A which is an amended plan showing the revised doors on the south-west elevation; it was attached to the email from the applicant dated the 25th July 2017 saved under application 17/00866/COND1. In addition drawing no. C002 (showing the remaining elevations) is as originally submitted and has not been amended.

Reason: To protect the special architectural or historic interest of the building. This condition is imposed in accordance with the National Planning Policy Framework (March 2012) and Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026).

5. Making good retained works

All works of making good and repair to the retained fabric, whether internal or external, shall be finished to match original/adjacent work with regard to the methods used and to materials, colours, textures and profiles.

Reason: To protect the special architectural or historic interest of the building. This condition is imposed in accordance with the National Planning Policy Framework (March 2012) and Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026).

6. Rainwater Goods

Notwithstanding what is shown on the approved drawings or other approved documents, unless otherwise agreed in writing by the Local Planning Authority, all new rainwater goods shall be cast iron, painted to match existing, and any existing metal rainwater goods and accessories shall not be removed or modified without the prior written approval of the Local Planning Authority on an application made for that purpose.

Reason: To protect the special architectural or historic interest of the building. This condition is imposed in accordance with the National Planning Policy Framework (March 2012) and Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026).

DC



PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990

Walsingham Planning Sophie Matthews Bourne House Corse End Road BOURNE END SL8 5AR Applicant:

SCP Newbury Manor Ltd

PART I - DETAILS OF APPLICATION

Date of ApplicationApplication No.29th April 201616/01172/LBC

THE PROPOSAL AND LOCATION OF THE DEVELOPMENT:

Two storey rear extension to hotel following removal of conservatory and outbuildings (12 net additional rooms); elevational improvements; internal alterations; permeable paving of car park.

Newbury Manor Hotel, London Road, Newbury, West Berkshire

PART II - DECISION

In pursuance of its powers under the Planning (Listed Building and Conservation Areas) Act 1990, West Berkshire District Council GRANTS listed building consent for the development referred to in Part I in accordance with the submitted application form and plans, subject to the following condition(s):-

1 The development hereby permitted shall be begun before the expiration of three years from the date of this consent.

Reason: To comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- This listed building consent relates only to work described on the drawings/and/or/in the documents identified below:
- Drawing title "Proposed Ground Floor GA". Drawing no. 5547-SKH-03 Rev B. Date received 09/09/2016
- Drawing title "Proposed First Floor GA". Drawing no. 5547-SKH-04 Rev A. Date received 16/05/2016
- Drawing title "Proposed Second Floor GA". Drawing no. 5547-SKH-05 Rev A. Date received 16/05/2016
- Drawing title "Proposed Roof Plan". Drawing no. 5547-SKH-06 Rev A. Date received 16/05/2016
- Drawing title "Proposed Elevations Sheet 1 or 2". Drawing no. 5547-SKH-07 Rev A. Date received 16/05/2016.
- Drawing title "Proposed Elevations Sheet 2 of 2". Drawing no. 5547-SKH-08 Rev A. Date received 16/05/2016.

- Drawing title "Hotel Extension Surface Water Drainage Strategy". Drawing no. 36034/4001/002 Rev B. Date received 01/09/2016
- Drawing title "Proposed Site Plan". Drawing number 01. Date received 16/05/2016
- Drawing title "Ground Floor Plan Demolition". Drawing number J-284_DD_P2_A21_00. Date received 16/05/2016
- Drawing title "Sections". Drawing number J-284_DD_P2_A21_06. Date received 16/05/2016

No work shall be carried out other than in accordance with the above drawings and documents.

Reason: To clarify what has been approved under this consent in order to protect the special architectural or historic interest of the building.

- No development shall take place until samples and an accompanying schedule of all materials and finishes visible external to the building have been submitted to and approved in writing by the Local Planning Authority. All materials incorporated in the work shall match the approved samples.
- Reason: To ensure that the materials are appropriate to the special architectural or historic interest of the building. This condition is imposed in accordance with the National Planning Policy Framework (March 2012) and Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026).
- 4 All works of making good and repair to the retained fabric, whether internal or external, shall be finished to match original/adjacent work with regard to the methods used and to materials, colours, textures and profiles.
- Reason: To protect the special architectural or historic interest of the building. This condition is imposed in accordance with the National Planning Policy Framework (March 2012) and Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026).
- Notwithstanding what is shown on the approved drawings or other approved documents, unless otherwise agreed in writing by the Local Planning Authority, all new rainwater goods shall be cast iron, painted to match existing, and any existing metal rainwater goods and accessories shall not be removed or modified without the prior written approval of the Local Planning Authority on an application made for that purpose.
- Reason: To protect the special architectural or historic interest of the building. This condition is imposed in accordance with the National Planning Policy Framework (March 2012) and Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026).
- No development shall take place until details of all new windows/areas of glazing/external doors, including materials and finishes, at a minimum scale of 1:20 and 1:2, have been submitted to and approved in writing by the Local Planning Authority. The windows/areas of glazing/external doors shall be installed in accordance with the approved details.
- Reason: To protect the special architectural or historic interest of the building. This condition is imposed in accordance with the National Planning Policy Framework (March 2012) and Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026).

This decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, West Berkshire District Local Plan 1991-2006 (WBDLP) Saved Policies 2007, and to all other relevant material considerations, including Government guidance, supplementary planning guidance notes; and in particular guidance notes and policies:

The reasoning above is only intended as a summary. If you require further information on the decision please contact the Council via the **Customer Call Centre on 01635 519111**.

INFORMATIVE:

- 1. The applicant's attention is drawn to the fact that above conditions must be complied with in full before any work commences on site, failure to do so may result in enforcement action being investigated.
- 2. The above Permission may contain pre-conditions, which require specific matters to be approved by the Local Planning Authority before a specified stage in the development occurs. For example, "Prior to commencement of development written details of the means of enclosure will be submitted to and approved in writing by the Local Planning Authority". This means that a Lawful commencement of the approved development Cannot be made until the particular requirements of the pre-condition(s) have been met.
- This decision has been made in a positive way to foster the delivery of sustainable development having regard to Development Plan policies and available guidance to secure high quality appropriate development. The local planning authority has worked proactively with the applicant to secure a development that improves the economic, social and environmental conditions of the area.
- The attention of the applicant is drawn to the Berkshire Act, 1986, Part II, Clause 9, which enables the Highway Authority to recover the costs of repairing damage to the footway, cycleway or grass verge, arising during building operations.
- The attention of the applicant is drawn to the Highways Act 1980, which enables the Highway Authority to recover expenses due to extraordinary traffic.
- This Listed Building Consent should be read in conjunction with associated planning permission

Decision Date :- 7th October 2016

1. Gary Lugg

2. Head of Planning & Countryside

TOWN AND COUNTRY PLANNING ACT 1990

Notification to be sent to an applicant when a local planning authority refuse planning permission or grant it subject to conditions

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against the local planning authority's decision then you must do so within 6 months of the date
 of this notice.
- Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.planningportal.gov.uk/pcs.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not
 have granted planning permission for the proposed development or could not have granted it without the conditions
 they imposed, having regard to the statutory requirements, to the provisions of any development order and to any
 directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

• If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

CASE OFFICER'S (MSH) REPORT ON APPLICATION NUMBER 16/01172/LBC



Site: Newbury Manor Hotel London Road Newbury West Berkshire

- 1. CONSULTATIONS AND REPRESENTATIONS
- 1.1. Newbury Town Council No response on file
- 1.2. Conservation The proposed extensions to the main hotel have been designed to reflect the character, scale and form of the existing building and other modern additions, but will remain subservient the main building. The proposed extensions and remodelling of the north-east and south-east elevations will help 'tidy up' this area of the hotel, therefore enhancing the setting of the listed building.

A new replacement link extension is proposed on the south-west elevation, which will form the residents' foyer. The proposed glazed link with aluminium profiling is a great improvement over the existing unattractive link.

In terms of internal works to the original building it is proposed to remove part of the original exterior wall, to create a wider opening (please note that the Ground Floor Demolition Plan is incorrect as it does not show the removal of this section of wall). Whilst the Conservation Officer understands the need to improve the connections between these rooms, they are concerned about the loss of such a large section of original wall. The conservation officer recommends that the plans are amended to retain more of this original wall.

Amended Plans were sub sequentially submitted on the 13/06/2016, to which the Conservation officer had no objection too.

- 1.3. 20th Century Society No response
- 1.4. Society for the Protection of Ancient Building No response
- 1.5. Ancient Monuments Society No response
- 1.6. Victorian Society No response
- 1.7. The Council for British Archaeology No response
- 1.8. Historic England The application should be determined in accordance with national local policy guidance, and on the basis of your expert conservation advice.

No letters of support or objection received to the proposal.

2. DESCRIPTION OF DEVELOPMENT (LOCATION)

2.1. The proposed development to Newbury Manor Hotel, London Road, Newbury, West Berkshire is a two storey rear extension to the hotel, following removal of conservatory and outbuildings (12 Net additional rooms. Including elevational improvements, internal alterations and permeable paving of car park. The proposed development is located with the settlement boundary of Newbury Town, within the Conservation Area of Newbury and adjacent to a site of Scientific Interest of the River Lambourn. The proposal is also sited within Flood Zone 2.

3. RELEVANT POLICIES

The planning system is plan-led, which means that planning applications must be determined in accordance with the Development Plan, unless material considerations indicate otherwise. The West Berkshire Development Plan comprises:

- The West Berkshire Core Strategy 2006-2026
- The West Berkshire District Local Plan 1991-2006 Saved Policies 2007
- The South East Plan 2009 insofar as Policy NRM6 applies
- The Replacement Minerals Local Plan for Berkshire 2001
- The Waste Local Plan for Berkshire 1998
- Supplementary Planning Documents and Guidance

In this instance, the following policies of the Development Plan are considered relevant to the proposal.

3.1. West Berkshire Core Strategy (2006-2026)

Area Delivery Plan Policy 1 Spatial Strategy
Area Delivery Plan Policy 2 Newbury
Policy CS14 Design Principles
Policy CS19 Historic Landscape and Environment Character

3.2. The West Berkshire District Local Plan 1991-2006 (Saved Policies 2007)

HSG.1 The identification of settlements for planning purposes

3.3. Supplementary Planning Guidance

Quality Design (June 2006)

3.4. Other Material Considerations

National Planning Policy Framework (March 2012) Planning Practice Guidance (March 2014)

- 4. RELEVANT PLANNING HISTORY
- 4.1. Most recent planning history below, full planning history available on file.

- 4.2. 15/00991/FUL. Removal of the single storey 70's flat roofed building attached to the original watermill and blacksmiths brick building and the construction of new flat roofed Oak framed building to replace the building removed. The extent of the proposed new building is to extend in to the Lagoon. Withdrawn 02/07/2015
- 4.3. 15/00992/LBC2. Removal of the single storey 70's flat roofed building attached to the original watermill and blacksmiths brick building and the construction of new flat roofed Oak framed building to replace the building removed. The extent of the proposed new building is to extend in to the Lagoon. Withdrawn 02/07/2015

5. CONSIDERATION OF APPLICATION

- 5.1. The National Planning Policy Framework states that in determining planning applications, local planning authorities should take account of the desirability of new development making a positive contribution to local character and distinctiveness. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to its conservation.
- 5.2. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm or loss of a Grade II listed building should be exceptional.
- 5.3. The National Planning Policy Framework further adds that, local planning authorities should look for opportunities for new development within conservation areas and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.
- 5.4. Planning Policy CS14 states how developments should conserve and enhance the historic and cultural assets of West Berkshire, CS 19 of the West Berkshire Core Strategy seeks to ensure that development results in the conservation, and where appropriate, enhancement of heritage assets and their settings.
- 5.5. The Conservation officer commented that Newbury Manor Hotel is an early C19th Grade II listed former mill house, now a hotel. An extension was added to the west side in the late C19th, this now forms what is now the main front entrance. The original early C19th portion of the building is two storeys with a tiled roof and gable stacks. The former entrance has been replaced with a splayed bay with French windows. The later C19th is two storeys with a hipped roof and dormer windows. A Tuscan style portico has been added to the entrance on the southern elevation, this forms the main entrance.
- 5.6. The proposal is for an extension to the north east corner of the hotel, to provide additional hotel accommodation. The proposal is also for the remodelling of the east elevation, so that it forms a more prominent main entrance.
- 5.7. The proposed extensions to the main hotel have been designed to reflect the character, scale and form of the existing building and other modern additions, but will remain subservient to the main building. The proposed extensions and remodelling of the north-east and south-east elevations will help 'tidy up' this area of the hotel, this will therefore enhancing the setting of the listed building.
- 5.8. A new replacement link extension is proposed on the south-west elevation, which will form the residents' foyer. The proposed glazed link with aluminium profiling is a great improvement over the existing unattractive link.
- 5.9. The case officer finds similar conclusion to the design of the proposal as the conservation officer. The case officer finds it appropriate to request a sample of materials prior to commencement to ensure that materials will match and compliment the areas that are re modelled and newly built.

- 5.10. The proposal is set away from the highway; the proposal will be visible above boundary treatments from London Road however as the Conservation officer has already commented this proposal will "tidy up" this area that may be visible in the street scene. This will result in a more attractive facade from views of the hotel from London Road. The proposal gives high regard to the original property, respecting its setting adjacent to the SSSI.
- 5.11. The proposed is therefore considered in accordance with Supplementary Planning Guidance 'Quality Design' (June 2006). In addition to the proposal is considered in line with policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026) as it constitutes a high quality of design that enhances the area.

6. CONCLUSION

6.1. The application is in compliance with policy CS14 and CS19 of the West Berkshire Core Strategy (2006-2026) and the provisions for the preservation of listed buildings detailed in The National Planning Policy Framework (March 2012). The works proposed for the reasons above preserve the building in its setting and special architectural features and is therefore recommended for APPROVAL.

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